

**City of Greensboro Planning Department
Zoning Staff Report
December 13, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A-1

Location: 5012-5020 Hilltop Road

Applicant: Marshall Brittain, and Robert and Merlyn Schultheis

Owner: Marshall Brittain, and Robert and Merlyn Schultheis

From: RS-40

To: CD-RM-12

Conditions: 1) Uses: Residential uses and accessory uses and structures.

SITE INFORMATION	
Max. Developable Units & Density	186
Net Density of Developable Land	N/A
Existing Land Use	Undeveloped
Acreage	15.611
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	SCOD-2
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	RS-40
<i>South</i>	Single Family	RS-40
<i>East</i>	Urban Loop Under Construction	RS-40
<i>West</i>	Single Family	RS-40

ZONING HISTORY		
Case #	Year	Request Summary
		This property was part of an extended area that was annexed in 1994. The original zoning of RS-40 for this property was approved by City Council on September 6, 1994.

DIFFERENCES BETWEEN RS-40 (EXISTING) AND CD-RM-12 (PROPOSED) ZONING DISTRICTS
RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one (1) or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.
CD-RM-12: Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. See conditions for use restrictions.

TRANSPORTATION	
Street Classification	Hilltop Road – Major Thoroughfare, Lakeshore Drive – Local Street.
Site Access	Unknown at this time.
Traffic Counts	Hilltop Road ADT = 21,731.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance.
Transit	No.
Traffic Impact Study	Not required.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Lower Randleman Lake
Floodplains	None
Streams	Multiple perennial streams on-site. Streams will require a 50' buffer on each side for low-density development (0-12%BUA). If high-density development is proposed (12-50%BUA) 100' buffer will be required on each side of the stream. Buffers are measured from top of bank and no BUA is allowed within the buffers. Existing pond requires the same buffer as perennial streams.
Other	Max BUA allowed is 50%. All proposed BUA will need to be treated by a BMP.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
South	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
East	SCOD-2 Buffer Requirements (see Other Plans section)
West	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 4G.1: Promote compact development.

POLICY 5B.3: Strengthen stream corridor protection to protect water quality.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The subject property is located within the Greensboro Urban Loop Scenic Corridor Overlay District 2 (SCOD-2), which requires a 30-foot natural undisturbed buffer along any portion of the property that is adjacent to the Urban Loop right-of-way.

Other Plans: N/A

STAFF COMMENTS

Planning: The current conditional RM-12 (#2403) zoning for the Abbingdon Place apartments, located to the west of the subject property, was approved by City Council in 1994.

A 17 acre tract on the west side of Stanley Road to the north of the subject property was rezoned from RS-40 to conditional RM-8 (#2892) by the Zoning Commission in December 2000. A 1.75 acre addition to that tract was rezoned to conditional RM-8 (#2954) by the Zoning Commission in June 2001. The Villas at Eagle Point, consisting of 80 units, has been developed on that property.

A 48 acre tract immediately north of the subject property adjacent to the Urban Loop was rezoned to CD-RM-8 (#3203) by the Zoning Commission in November 2003. Uses on that tract were for all single family attached and detached residential uses permitted under RM-8 with a total number of units not to exceed 366 over the entire property.

A 10.9 acre tract on the south side of Hilltop Road to the east of the subject property was rezoned by the Zoning Commission from RS-40 to conditional RM-12 (#3130) in March 2003. That property abuts the Urban Loop on its eastern side. A site plan approved November 9, 2004 for the Highgate Condominiums shows three-story buildings with a total of 120 units on this property.

Thus, this request is consistent with recent rezoning requests that have been approved for properties adjacent to or near the Urban Loop corridor.

This request is also consistent with the Generalized Future Land Use Map which designates this area as Moderate Residential (6-12 dwelling units/acre). It achieves Connections 2025 policies of promoting compact development, promoting mixed-income neighborhoods, and promoting the diversification of new housing stock to meet the needs for suitable, affordable housing.

GDOT: No additional comments.

Water Resources: Site may potentially have wetlands. If any disturbance to wetlands is proposed and/or any stream crossing is proposed permits will have to be obtained from the state and corps of engineers prior to construction. Channels that carry public water will require a Drainage maintenance and utility easement depending on the flow that they carry.

If the existing pond is to be modified to meet watershed regulations, permits must be obtained from the state and corps. Pond must meet City standards and must also treat any off-site untreated BUA that flows into it.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.